

# 1501 SOUTHERN AVENUE

OXON HILL, MD

1,200 - 18,500 SF AVAILABLE

GROCERY AND SMALL SHOP OPPORTUNITIES



**RAPPAPORT**  
CULTIVATING PLACES







## 1501 SOUTHERN AVENUE

### OXON HILL, MD

- | Multi-phase retail and residential mixed-use project in an underserved neighborhood with a dedicated high visibility grocery opportunity
- | On the border of the District and Maryland, this property is ideally placed for optimum accessibility as well as being just steps from the Southern Ave Metro Station
- | Located across from the Oxon Run National Parkway and the Children's National Emergency Department at United Medical Center
- | Development project will be delivered with ample surface and structured parking

### DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	31,295	170,602	504,157
 <b>DAYTIME POPULATION</b>	23,976	162,107	714,393
 <b>HOUSEHOLD INCOME</b>	\$55,178	\$64,284	\$107,902
 <b>TRAFFIC COUNTS</b>	19,700 on Southern Avenue		

### AREA RETAILERS







1501 SOUTHERN AVENUE  
OXON HILL, MD



FORT CIRCLE  
PARK

PENN BRANCH

HILLCREST

ANACOSTIA RIVER

SOUTH EAST  
WASHINGTON

SKYLAND TOWN  
CENTER



DISTRICT OF COLUMBIA  
MARYLAND



DOWNTOWN  
ANACOSTIA

GOOD HOPE  
MARKETPLACE  
SAFEWAY

ST. ELIZABETHS  
HOSPITAL



ST. ELIZABETHS

1501 SOUTHERN AVE

ARNOLD  
HEIGHTS



SHOPS AT PARK  
VILLAGE



THE SHOPS AT IVERSON

HILLCREST  
HEIGHTS

CONGRESS  
HEIGHTS

MARLOW HEIGHTS  
SHOPPING CENTER



UNITED MEDICAL  
CENTER

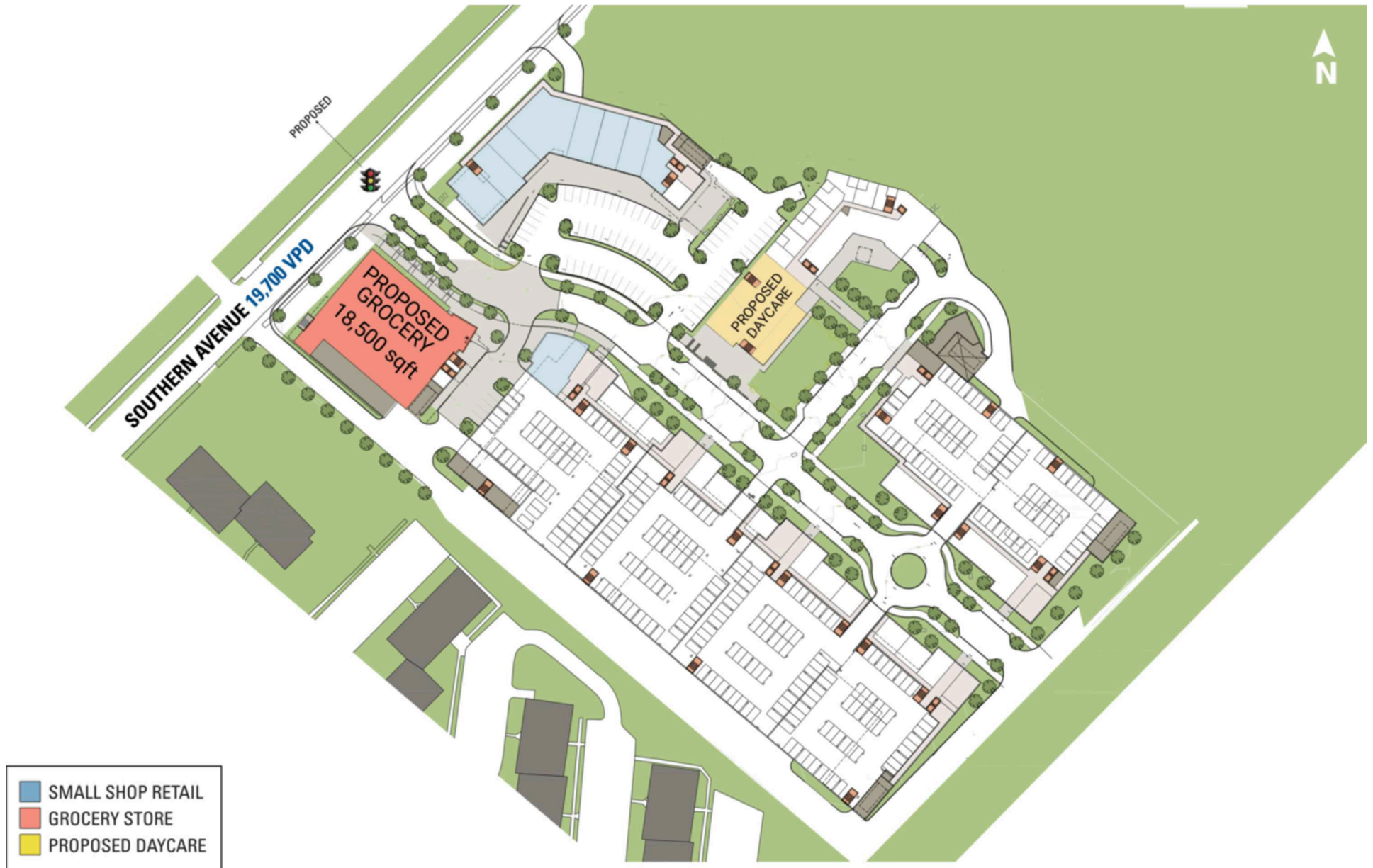
JOINT BASE ANDREWS



## SITE PLAN

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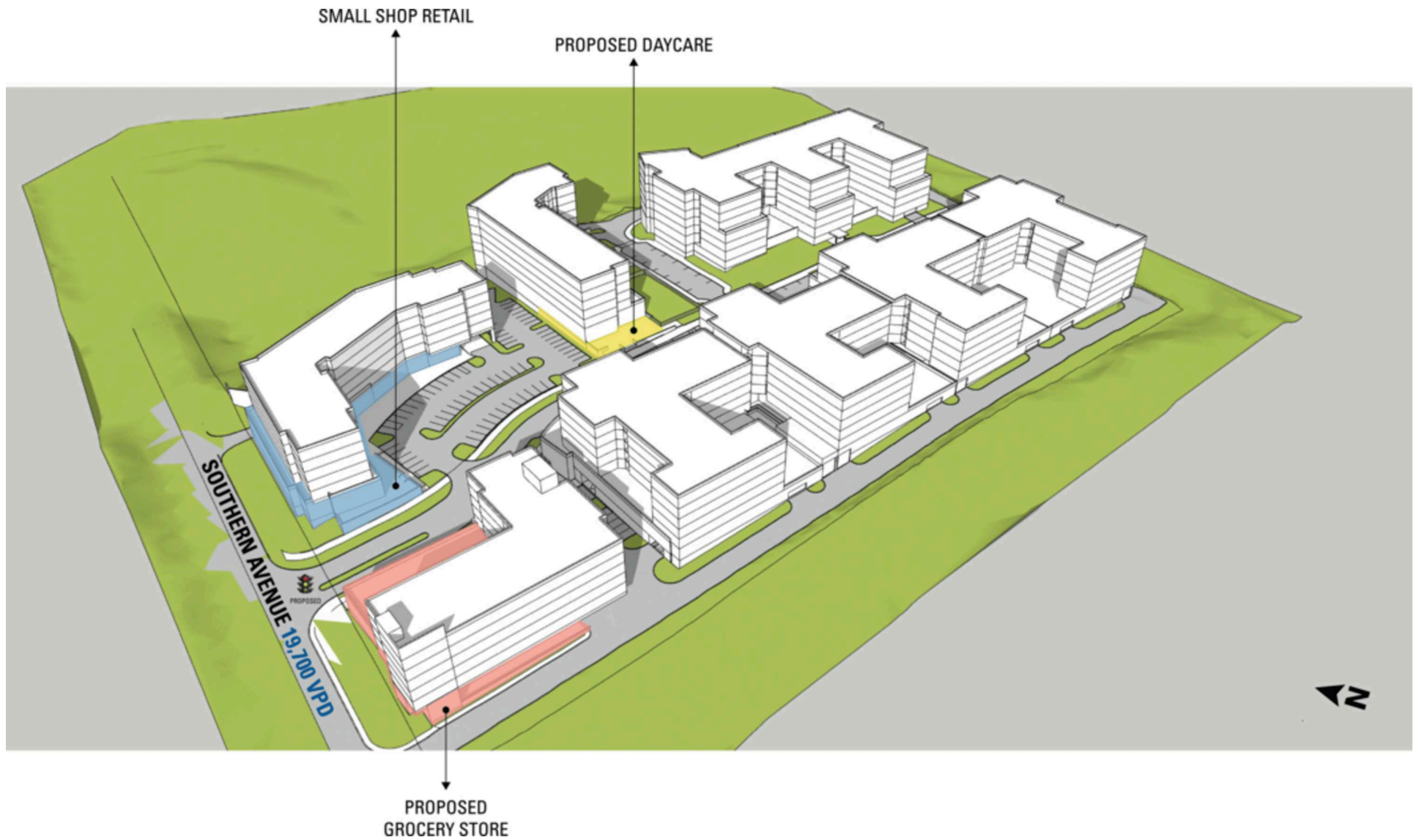
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## RENDERINGS

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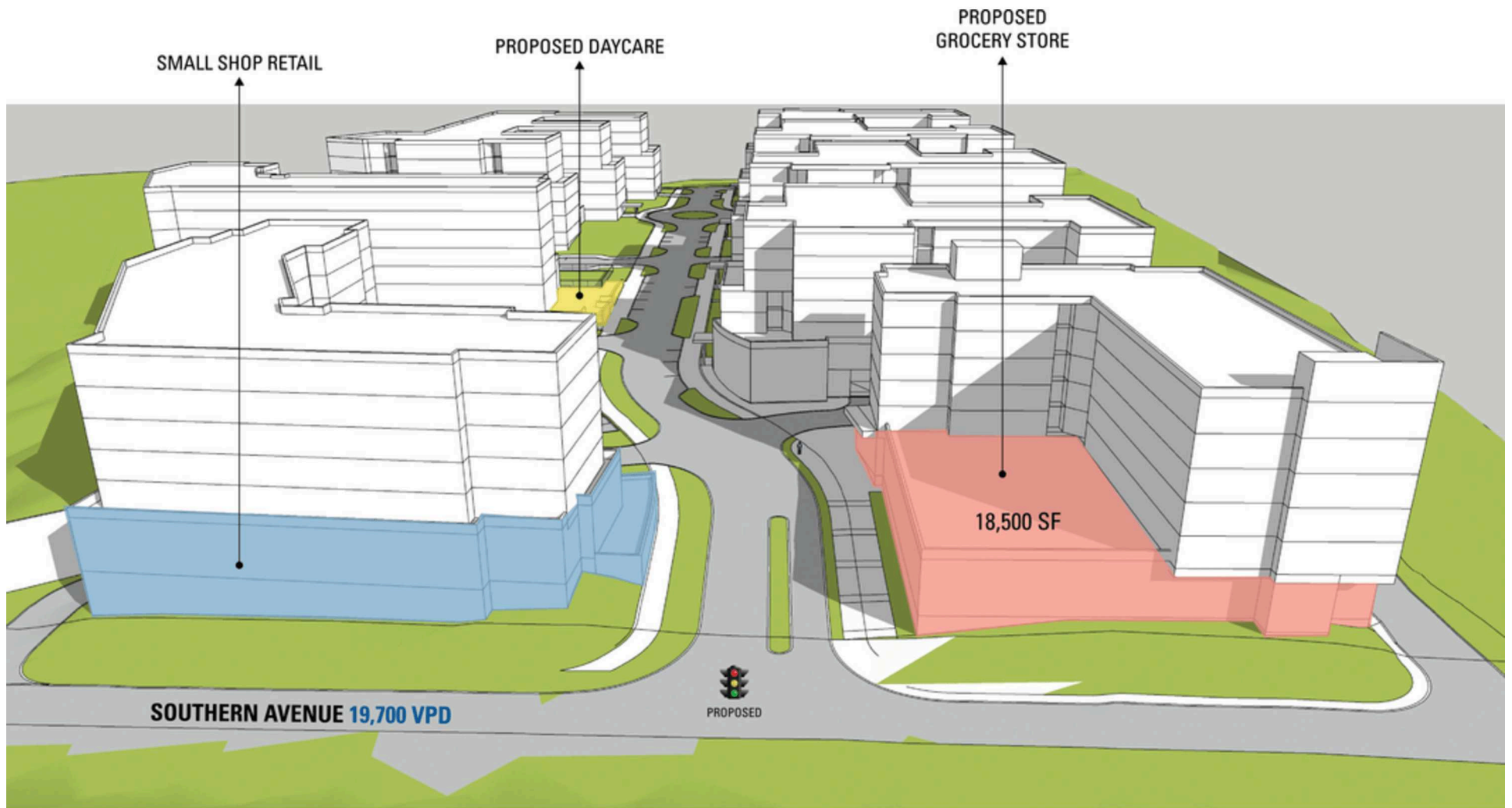
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